154.0	0004	0015.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	771,700 /	771,700
					USE VALUE:	771,700 /	771,700
					ASSESSED:	771,700 /	771,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
67		GLENBURN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KRUEGER THOMAS A & SUSAN T/TRS	
Owner 2:	KRUEGER FAMILY TRUST	
Owner 3:		
Street 1:	67 GLENBURN ROAD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	KRUEGER SUSAN/THOMAS -
Owner 2:	-
Street 1:	67 GLENBURN ROAD
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

Cntry:

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1939, having primarily Wood Shingle Exterior and 1959 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	315,700		456,000	771,700
Total Card	0.115	315,700		456,000	771,700
Total Parcel	0.115	315,700		456,000	771,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 393.89 | /Parcel: 393.89

Legal Description

User Acct 102908

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 06/27/18

!12131!

PREVIOUS ASSESSMENT

Parcel ID: 154.0-0004-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	315,700	0	5,000.	456,000	771,700		Year end	12/23/2021
2021	101	FV	306,600	0	5,000.	456,000	762,600		Year End Roll	12/10/2020
2020	101	FV	306,600	0	5,000.	456,000	762,600	762,600	Year End Roll	12/18/2019
2019	101	FV	230,800	0	5,000.	427,500	658,300	658,300	Year End Roll	1/3/2019
2018	101	FV	230,300	0	5,000.	353,400	583,700	583,700	Year End Roll	12/20/2017
2017	101	FV	230,300	0	5,000.	324,900	555,200	555,200	Year End Roll	1/3/2017
2016	101	FV	230,300	0	5,000.	296,400	526,700	526,700	Year End	1/4/2016
2015	101	FV	221,000	0	5,000.	290,700	511,700	511,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:59:44

LAST REV

Date	Time
05/01/20	10:00:28
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 12131

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KRUEGER SUSAN/T	68099-165		9/28/2016	Convenience	10	No	No		
KRUEGER SUSAN T	36925-149		11/4/2002	Family	99	No	No		
KRUEGER SUSAN	28552-392		5/8/1998	Family		No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/5/2020	337	New Wind	32,419	C				
10/8/2019	1595	Redo Kit	20,000	C				
4/11/1994	113		14,000					8X10 KITCHEN ADD

ACTIVITY INFORMATION

Date	Result	By	Name
6/27/2018	MEAS&NOTICE	HS	Hanne S
1/13/2009	Measured	336	PATRIOT
11/24/1999	Meas/Inspect	256	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	102908
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.14	9									456,000						456,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	456,000	Spl Credit		Total:	456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.23988760
Const Adj.:	0.98990101
Adj $ / SQ:	171.831
Other Features:	82688
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	457505
Depreciation:	141827
Depreciated Total:	315678

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

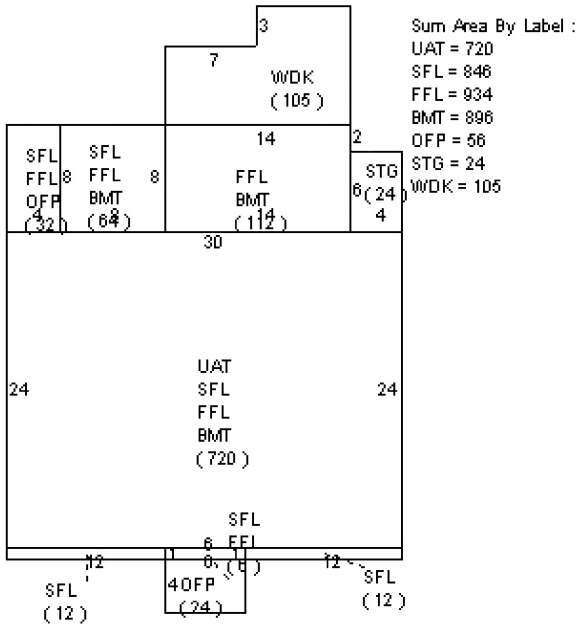
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	171.83
Special Features:	0	Val/Su Net:	103.81
Final Total:	315700	Val/Su SzAd	177.36

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	934	171.830	160,490
BMT	Basement	896	58.250	52,193
SFL	Second Floor	846	171.830	145,369
UAT	Upper Attic	180	68.730	12,372
WDK	Deck	105	15.370	1,614
OFP	Open Porch	56	43.560	2,439
STG	Storage	24	14.190	341
	Net Sketched Area:	3,041	Total:	374,818
Size Ad	1780	Gross Area	3581	FinArea 1959

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2004	0.00	T	12	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

154.0-0004-0015.0

IMAGE

AssessPro Patriot Properties, Inc